

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: July 10, 2017

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	Blue Jar LLC / Stephen Mears
LOCATION	2205 Tremont Avenue
ZONING/ USE (S)	A-5/HC
NEIGHBORHOOD ASSOCIATION	Historic Hillcrest

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS:

Applicant requests a Certificate of Appropriateness for recently-painted brick and trim.

BACKGROUND INFORMATION

On March 13, 2017, the HCLC continued this application to the April 10, 2017 regularly-scheduled meeting due to a loss of a quorum.

On April 10, 2017, the HCLC continued this application to afford the applicant an opportunity to conduct further research.

On May 8, 2017, the HCLC considered the request for a COA for recently-painted brick and trim and moved to continue the application for two (2) months to allow the applicant an opportunity to address the following five (5) items identified in Staff's verbal update:

1. consult with a masonry preservation contractor for the removal of the paint within 10 days from the date of written notice of the decision of the Commission;
2. coordinate the attendance of the masonry preservation contractor and Staff to conduct paint removal tests in an inconspicuous area of the exterior of the house within 14 days of the date of the written notice of the decision of the HCLC;
3. cause the masonry preservation contractor to provide a description of the pros and cons of each option to mitigate the adverse effects of painting of the unpainted brick and include the recommendation of the masonry preservation contractor to the Planning and Development Department within 21 days of the date of the written notice of the decision of the HCLC;
4. provide a description of measures to be undertaken that are deemed appropriate and commensurate forms of mitigation by the HPO, within 30 days of the date of the written notice of the decision of the HCLC;

5. execute the mitigation measures to completion within 45 days of the date of the written notice of the decision of the HCLC.

On May 18, 2017, Staff met with Lone Star Waterproofing Co. and a Manufacturer's Representative for Prosoco, for an on-site review of the results of the paint removal test area (see Figs. 3-4).

On May 19, 2017, Staff were advised that the owner would likely proceed with Lone Star to have the paint removed and would have an estimate of work early the following week.

On June 6, 2017, Staff reached out to the applicant to highlight the timelines associated with the HCLC's decision of May 8, 2017, recommending that submissions be provided by June 19, 2017, so that Staff could update the HCLC at its regularly-scheduled July meeting.

On June 19, 2017, Staff reached out to the applicant to highlight the timelines associated with the HCLC's decision of May 8, 2017. The applicant subsequently advised that the owner had sold the property and disclosed the situation with the new owner. The new owner was provided with the cost estimate and specifications from the test patch performed.

On June 23, 2017, Staff were advised by the new owner's agent, that the owner would be removing the paint but that a different contractor would be doing the work. Staff requested confirmation along with a materials and methods statement.

FINDINGS/RECOMMENDATIONS

In relation to the five conditions arising from the HCLC's May 8, 2017 meeting, Staff can confirm that written notice of the HCLC's decision occurred on May 11, 2017. Staff therefore offer the following updates:

1. In relation to consulting with a masonry preservation contractor – this condition was met before May 16, 2017.
2. In relation to conducting a paint removal test – this condition was met on May 18, 2017.
3. In relation to having the contractor provide an analysis of the pros and cons with a recommendation – this condition **has not** been met.
4. In relation to the applicant providing a description of measures to be undertaken – this condition **has not** been met.
5. In relation to the execution of the mitigation measures within 45 days of the decision of the HCLC – this condition **has not** been met.

Staff therefore recommends the following motion:

That the Application for a Certificate of Appropriateness for recently-painted brick and trim be denied with prejudice.

SUPPLEMENTAL MATERIAL



Figure 1. Street view of the subject property, showing the character-defining yellow brick before painting



Figure 2. Street view of the subject property, showing exterior after painting



Figure 3. Detail view showing the test area where the paint was removed using two applications



Figure 4. Detail of brick units showing the extent to which the paint was removed without damage to the brick or mortar